

PB# 88-9

J & J Scognamiglio

56-1-33

Approved 1-11-90

J & J Scognamiglio 88-9
minor sub-division

Approved

1-11-90

General Receipt 9641

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

March 7, 1988

Received of John Scognamiglio \$ 25.00

Twenty - Five and 00/100 DOLLARS

For Sub-devision application fee 88-9

DISTRIBUTION

FUND	CODE	AMOUNT
CE # 436		25.00

By Pauline G. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 11098

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

January 5, 1990

Received of John Scognamiglio \$ 791.30

Seven Hundred Ninety One and 34/100 DOLLARS

For P.B. # 88--9 Engineer Fee \$326.30 P.B. Approval \$465.00

DISTRIBUTION

FUND	CODE	AMOUNT
CE # 102		791.30

By Pauline G. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

6-13-88 P.D. ENG

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

NO. 88-9
1-5 1990

Five
D.O.T.
O.C.H.
O.C.P.
D.P.W.
Water
Sewer
Highway

RECEIVED FROM John Scognamiglio

Five Hundred 00/100 DOLLARS

2 lots @ \$250.00 ea (Recreation fee)

Account Total \$ 500.00

Amount Paid \$ 500.00

Balance Due \$ -0- Myna Mason

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

88-9

9810

Map Number 9810 City N. Windsor
Section 56 Block 1 Lot 33 Town N. Windsor
Village N. Windsor
Title: Sub for Joseph Scognamiglio
Dated: 7-17-89 Filed: 2-8-90
Approved by Daniel C. McCarville
on 1-11-90
Record Owner Joseph & Jean Scognamiglio
MARION S. MURPHY
Orange County Clerk

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Joseph & Jean Scognamiglio
for a Minor Subdivision - Toleman Rd.
County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

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J & J Scognamiglio
minor sub-division
88-9



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
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RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF N/W P/B # 88-9
WORK SESSION DATE: 17 Oct 89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes
PROJECT NAME: Scogamistio
PROJECT STATUS: NEW OLD
REPRESENTATIVE PRESENT: PVC, Martin Rogers
TOWN REPS PRESENT: BLDG INSP.
FIRE INSP. John M.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Doc Row Point of 100'
App'l Box Sheet 2
o/c Sanitary certifier note

Possible
10/21 agenda



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 88 - 9
WORK SESSION DATE: 1 Aug 89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes
PROJECT NAME: Scogamiglio
COMPLETE APPLICATION ON FILE NEW OLD X
REPRESENTATIVE PRESENT: PVC
TOWN REPS PRESENT: BLDG INSP. vac
FIRE INSP. X
P/B ENGR. X
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- * cul de sac & lot 3 drive
- * app'l box
- * Flood forms
- two sheet set

Possible
Aug 23 Mtg



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88-9
WORK SESSION DATE: 14 Nov 89 No
REAPPEARANCE AT W/S REQUESTED: ~~Yes~~ APPLICANT RESUB.
PROJECT NAME: Scognamiglio REQUIRED: New Plans
PROJECT STATUS: NEW OLD X
REPRESENTATIVE PRESENT: PVC
TOWN REPS PRESENT: BLDG INSP. Bill
FIRE INSP. John M.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

notes re no well or septic with
R-3
did revise SDS ← type check.



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CONSULTING ENGINEERS P.C.

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- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

MEMORANDUM

TO: CARL SCHIEFER, PLANNING BOARD CHAIRMAN
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: ACCESS TO EXISTING "LAND-LOCKED" PARCEL
TAX MAP SECTION 56-BLOCK 1, LOT 37
DATE: 28 JUNE 1990

At the regular Planning Board Meeting held on 13 June 1990, the Planning Board requested that I investigate the status of the subject parcel and the effort made by the Town of New Windsor Planning Board to provide access to that "land-locked" parcel. The discussion was brought forth in association with the Scognamiglio Subdivision (New Windsor P/B reference number 88-9).

I have made a quick review of the Planning Board records and it is apparent that, during the review of the Scognamiglio Subdivision, no means to provide "through access" to the rear parcel were addressed. This subdivision utilized a private road and, as such, usage was limited.

As was indicated by the undersigned and Board member Soukup at the 13 June 1990 meeting, access to the rear parcel was discussed; however, I have discovered that this discussion occurred as part of the Sabins subdivision (New Windsor P/B reference number 89-3). The Sabins subdivision is located just down Toleman Road from the Scognamiglio subdivision, with the Sabins parcel being "split" by the Town line. Attached hereto are copies of the minutes for the 26 April 1989 meeting, wherein the discussion regarding access occurred. Based on a review of those minutes, it is apparent that the information available to the Board indicated that the "land-locked" parcel was in fact not land-locked; that parcel was part of an overall parcel which extended into the Town of Blooming Grove and had frontage onto Toleman Road in Blooming Grove. Attached hereto, is a copy of the deed for the overall parcel, which acknowledges same as a combined parcel, split by the Town line and referenced under two (2) tax lot numbers.

MEMORANDUM

TO: CARL SCHIEFER, PLANNING BOARD CHAIRMAN
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: ACCESS TO EXISTING "LAND-LOCKED" PARCEL
TAX MAP SECTION 56-BLOCK 1, LOT 37
DATE: 28 JUNE 1990

-2-

A current review of the tax map records indicates that the parcel is now owned separately; one party owning the New Windsor portion and one party owning the Blooming Grove portion. Evidently, these two tax parcels have been sold separately; I am aware of no communication or application associated with this subdivision along the Town line.

Based on the above, it is my opinion that the Town of New Windsor Planning Board acted properly and verified that no access problem existed to the portion of the parcel in the Town of New Windsor. Inasmuch as the parcel was subdivided and the current access problem was self created, I believe the Planning Board has no obligation to make extraordinary efforts to correct the self imposed problem. The Board may wish to consider continuation of the previous discussion regarding access through the Sabin subdivision to the now "land-locked" parcel, if they so desire.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJElsb

Schiefer

SABINS SUBDIVISION (89-3) TOLEMAN ROAD

Mr. William Hildreth came before the Board representing this proposal.

Mr. McCarville: This is just across the street from where that other subdivision was presented last week, two lot subdivision.

Mr. Hildreth: This presentation, this is the first time the Planning Board has seen this. This is on the west side of Toleman Road, just on the New Windsor/Blooming Grove line. You can see this is the tax map location of it. It is very definitely according to the tax maps got a little piece in the Town of Blooming Grove. At the time of submittal which was 23 January, I sent a copy to the Town of Blooming Grove to the attention of the Planning Board. I have received no comments from them negative or positive. I received nothing from them. So, I don't know what their feelings are. It is a four lot subdivision, the three lots in the rear would be served by a private road. The existing driveway for the residual lot which is quite large would remain. All the lots conform to the current bulk tables. It is in the R3 zone.

Mr. McCarville: No house on lot #1 now.

Mr. Hildreth: Yes, there is a house on the large lot in the front. That is the reason for the large size of the lot because the house is set so far back from the road. Our main reason for presenting this in a preliminary form is to get the Planning Board's--this is basically the client's intent to subdivide it to three lots and serve with a private road but I wanted to get the Planning Board's feedback and ask about lead agency and what not.

Mr. VanLeeuwen: I think what we should do is walk it and go through it.

Mr. Schiefer: The right-of-way is the proposed private road.

Mr. Hildreth: That is correct. That is not existing at this time. There is out front an old driveway cut that would have to be widened and somewhat relocated but it is a good place for a penetration out to the road.

Mr. VanLeeuwen: What is the perc?

Mr. Hildreth: Haven't done it yet. We intend to.

Mr. VanLeeuwen: This is real preliminary.

Mr. Hildreth: Yes. The land itself lays out pretty nicely for the three proposed houses.

Mr. VanLeeuwen: What about a cul-de-sac in the back.

Mr. Hildreth: I show the turn around because it fit nicer into the configuration. It is 40 foot.

Mr. Edsall: Right now, you have got this lot 1 is the Blooming Grove parcel separate deed or is that all one deed.

Mr. Hildreth: It is all one deed but it is a tax map parcel in Blooming Grove, it is all one deed though.

Mr. Soukup: When you say remaining lot 149, that includes the Blooming Grove piece of excludes it.

Mr. Hildreth: Includes it. That was so that the Board would know that we are not trying to slide a fifth lot through.

Mr. Soukup: Lot 1 should have a note no further subdivision.

Mr. Hildreth: No problem.

Mr. McCarville: Is this oil tank underground here, how big is this.

Mr. Hildreth: A thousand gallons. That is home heating oil.

Mr. McCarville: How long has it been there, sir.

(Applicant): Replaced it this year, it is brand new along with the septic tank.

Mr. Schiefer: How do you feel as, feel about the 40 foot turn around rather than a cul-de-sac.

Mr. Soukup: How big and how much property is the Ackman (phonetic) parcel in the back. You don't have a tax map. How big and what is the shape and configuration.

Mr. Hildreth: I can get the file. I have the tax maps in the file.

Mr. Edsall: Here you go, here is the area.

Mr. Hildreth: Ackman piece in the back is 64.2 acres in the Town of New Windsor. It would appear based on the tax map that there is some portion also in Blooming Grove so it is conceivably larger than that.

Mr. Soukup: It may be that a private road in that case is not the most appropriate solution. In looking at the plan, we have a 64 acre piece that is landlocked within the Town of New Windsor and there should be some provision that the private road can be upgraded by others and possibly extended into that farm.

Mr. VanLeeuwen: It comes up to the property line so he can tap into it.

Mr. Soukup: It should be so noted in the map so that somebody does not buy a lot in the middle thinking that it is a private road that may never be converted to a town road. We should reserve to upgrade to a town road at a later date. From an access point of view, it makes sense to go into this piece. There should be a note stating that.

Mr. Lander: Mark, is there a problem with this private road not connecting to a Town of New Windsor road.

Mr. Edsall: No, it is no different than--it has to go to a public road. We had a very similar situation in the Mountain Vista subdivision which has a Cornwall town road running into the top of the hill and then there is a hundred foot of Cornwall private road then turns into New Windsor private road but the way New Windsor and Cornwall, I understand our approaching it, is that the total use count be it whatever town is limited. I don't see it as a problem.

Mr. Soukup: The reason why we are talking about the private road access, if you want to get a service vehicle or snow plow or school bus in there later on that is the reason.

Mr. VanLeeuwen: If the road goes in, he automatically has access off the private road.

Mr. Soukup: It is not a right-of-way dedicated so there is a question that we need some kind of dedication or if it is upgraded or some legal whatever Joe recommends but I think it is the access.

Mr. VanLeeuwen: In our private road specs, it says that if all the people got together then there is the problem.

Mr. Soukup: This particular access may be the only way into the landlocked piece in New Windsor.

Mr. Hildreth: It may not be landlocked totally. I don't know about the disposition of its access in Blooming Grove. Would it be possible to make an offer for dedication or stipulate that the lots, when they were sold--

Mr. Soukup: Work it out with the attorney.

Mr. Hildreth: Who ever purchases the lots understands.

Mr. Soukup: We have private roads, there is no provision for dedication of that piece is one guy still owns it.

Mr. VanLeeuwen: In our law it is.

Mr. McCarville: Let's also look at the Cummings subdivision across the street, 88-70.

Mr. Hildreth: May I ask about lead agency status.

Mr. Soukup: I think that unless Joe says something different, this should be a coordinated lead agency to send a notice to Blooming Grove, I think. Probably the attorney can draw up a resolution. I make a recommendation that we do a coordinated lead agency notice and send it out to the respective parties.

Mr. Edsall: We have a standard letter that we just issued, not to long ago, for the Hilltop project, standard form.

Mr. Rones: We have a private road that is proposed to exit out into the Town of Blooming Grove. The subdivision should get the review and advice of the Town of Blooming Grove Planning Board before we proceed any further with this too.

Mr. Hildreth: They have had a copy of the map and the letters since--

Mr. Soukup: I'd suggest that you give the town engineer a call, try to get with him, let him bring it to their attention.

Mr. Edsall: I will issue the standard lead agency coordination letter.

Mr. Rones: Since this is within 500 feet of a town boundary line before we give approval to the subdivision, we have to give the Orange County Planning Department the proposed subdivision application and plans and a 30 day period for them to comment on it.

Mr. Rones: If I might suggest perhaps the applicant can forward a copy of the application and subdivision map to the Orange County Planning Department and return to us a 259 General Municipal Law letter on their typical form noting their approval or disapproval.

Mr. Soukup: Add to it all the agencies aforementioned and discussed as having some involvement as being notified parties.

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye

60146~

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 21st day of April, nineteen hundred and eighty-one,
BETWEEN MICHAEL KARFUNKEL, residing at 49-11 17th Avenue,
Brooklyn, New York,

party of the first part, and ROBERT AKMENS and BEVERLY AKMENS, his wife,
both residing at 7 Illinois Avenue, Bronxville, New York, as
tenants by the entirety,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

* * * * * Ten (\$10.00) * * * * * dollars,

lawful money of the United States, and other good and valuable consideration, paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate.

lying and being in the Town of Blooming Grove and New Windsor, County of
Orange and State of New York, more particularly described in
Schedule A annexed hereto and made a part hereof.

BEING the same lands and premises conveyed to Michael Karfunkel
by deed from First Federal Savings and Loan Association of
Middletown, dated February 25, 1981, and recorded in the Orange
County Clerk's Office on March 2, 1981, in Liber 2188 of Deeds
at page 130.

SUBJECT to a grant recorded in the Orange County Clerk's Office
in Liber 1043 of Deeds at page 612.

LIBER 2191 PG 1005

Slings
165.00

56-137
2-1-501

LIBER 2191 - 1006

A : THAT CERTAIN . . . PIECE OR PARCEL OF LAND, with the building and improvements hereon erected, situate, lying and being in the Towns of Blooming Grove and New Windsor, County of Orange, State of New York, and being more accurately bounded and described as follows:

2
/ BEGINNING at a point on the northerly side of Toleman Road, said point of beginning being located South 85° 37' 30" East 32.40 feet from a post in a wall corner marking the most easterly corner of Dutch Farms Subdivision, said point of beginning further being located approximately 1935 feet easterly as measured along the northerly line of Toleman Road from its intersection with the easterly line of said Road; thence from said point of beginning and passing over a post at 32.40 feet and continuing along a stone wall separating lands of Dutch Farms Subdivision on the south from lands of the herein described parcel on the North on the following two courses and distances: North 85° 37' 30" West 847.77 feet to a point; thence North 86° 23' 50" West 242.75 feet to a point, said point being the most southerly corner of lands now or formerly of Lacey and Mary E Walker as recorded in Liber 950, page 383, parcel #3; thence along the easterly line of said parcel North 37° 06' 26" West 831.48 feet to a point in the fence line separating lands now or formerly of Alexander Wilkins on the northwest from lands of the herein described parcel on the southeast; thence along the line of lands now or formerly of Alexander Wilkins as marked by fence and wall on the following two courses and distances, North 26° 39' 11" East 288.37 feet to a fence and wall corner; thence North 51° 16' 45" West 12..75 feet to a wall corner; thence continuing along line of lands now or formerly of Alexander Wilkins and lands now or formerly of Jus as Gerow marked in part by wall and fence, passing from the Town of Blooming Grove into the Town of New Windsor, North 38° 45' 42" East 2314.07 feet to a point on the southerly side of lands of the Erie Railroad; thence along the southerly right of way line of the Erie R.R. on the next several courses and distances, North 71° 21' 51" East 401.82 feet to a point; thence South 18° 38' 09" East 30.00 feet to a point; thence North 71° 21' 51" East 300.00 feet to

a point; thence North 18° 38' 09" West 30.00 feet to a point; thence North 71° 21' 51" East 440.83 feet to a point; thence North 18° 38' 09" West 25.00 feet to a point; thence North 71° 21' 51" East 283.90 feet to a point, said point marking the southwesterly corner of the first tract conveyed to Robertiello in Liber 1662 page 1144 of Orange County Deed Records; thence along the southerly line of lands of Robertiello following a stone wall, South 51° 19' 54" East 720.05 feet to a point, said point marking the northwesterly corner of the second tract of lands conveyed to Robertiello in Liber 1662, page 1144 of Orange County Deed Records; thence along the northwesterly line of lands of Robertiello and the northwesterly line of lands of Kersten and lands of Keller, South 38° 30' 10" West 905.00 feet to an iron rod; thence continuing along the line of lands of Keller, South 51° 29' 50" East 181.70 feet to an iron rod; thence still continuing along the line of lands of Keller and the northwesterly line of lands of DeWitt and lands of H. Jones, South 38° 30' 10" West 500.00 feet to a point, passing through the approximate location of the Town line between the Towns of Blooming Grove and New Windsor at 460 feet; thence along the southerly line of lands of H. Jones, South 51° 29' 50" East 604.00 feet to a point, said point being the northwesterly corner of parcel #2 as conveyed to Lacey Walker in Liber 950 page 383 of Orange County Deed Records; thence along the westerly and southerly lines of said parcel, South 52° 32' 10" West 247.00 feet to a point; thence South 51° 29' 50" East 160.18 feet to a point on the northerly side of Toleman Road; thence along the northerly line of Toleman Road 25 feet from and parallel with the center line of the pavement on Toleman Road on the remaining courses and distances, South 58° 02' 53" West 120.03 feet to a point; thence South 50° 26' 34" West 224.20 feet to a point; thence South 61° 15' 13" West 240.69 feet to a point; thence South 56° 03' 57" West 71.39 feet to a point; thence South

SCHEDULE A

50° 28' 26" West 108.99 feet to a point; thence South 45° 45' 05" West 151.96 feet; thence South 48° 12' 24" West 290.78 feet to a point; thence South 45° 00' 32" West 199.14 feet to a point; thence South 53° 22' 21" West 70.46 feet to a point; thence South 58° 39' 51" West 75.14 feet to a point; thence South 63° 38' 30" West 277.30 feet to the point of beginning. Containing 153.45± acres.

EXCEPTING THEREOUT AND THEREFROM the following parcel of land located in the Town of Blooming Grove, Orange County, New York:

2-1-12
BEGINNING at a point on the westerly line of Toleman Road, said point being distant 35.00 feet as measured along the westerly line of Toleman Road on a course of North 63° 38' 30" East from a point located at the northeast corner of lands now or formerly of Dutch Farms Subdivision; running thence (1) North 26° 21' 30" West a distance of 95.53 feet; (2) North 85° 37' 30" West a distance of 232.62 feet; (3) North 18° 40' 53" West a distance of 149.35 feet; (4) North 63° 38' 30" East a distance of 230.00 feet; (5) South 26° 21' 30" East a distance of 362.42 feet to a point on the westerly line of Toleman Road; running thence (6) South 63° 38' 30" West along the westerly line of Toleman Road a distance of 50.00 feet to the point or place of beginning. Containing 58,121 square feet.

Being and intended to be same premises conveyed in a deed from Louis Gallagher, Referee, to First Federal Savings and Loan Association of Middletown, dated February 24, 1981, and intended to be recorded in the Orange County Clerk's Office simultaneously herewith.

The above premises herein conveyed are also shown on the tax map of Orange County as Section 2, Block 1, Lot 5.1 in the Town of Blooming Grove and Section 56, Block 1, Lot 37 in the Town of New Windsor.

Also conveying that tract or parcel of land situated in the Village of Washingtonville, Orange County, New York, and in the Town of Blooming Grove, Orange County, New York, as shown on the tax map of Orange County as Section 2, Block 1, Lot 5.22. The premises conveyed herein are the same premises conveyed in a quit claim deed from the County of Orange to First Federal Savings and Loan Association of Middletown dated January 6, 1981, and intended to be recorded in the Orange County Clerk's Office simultaneously with the recording of this deed.

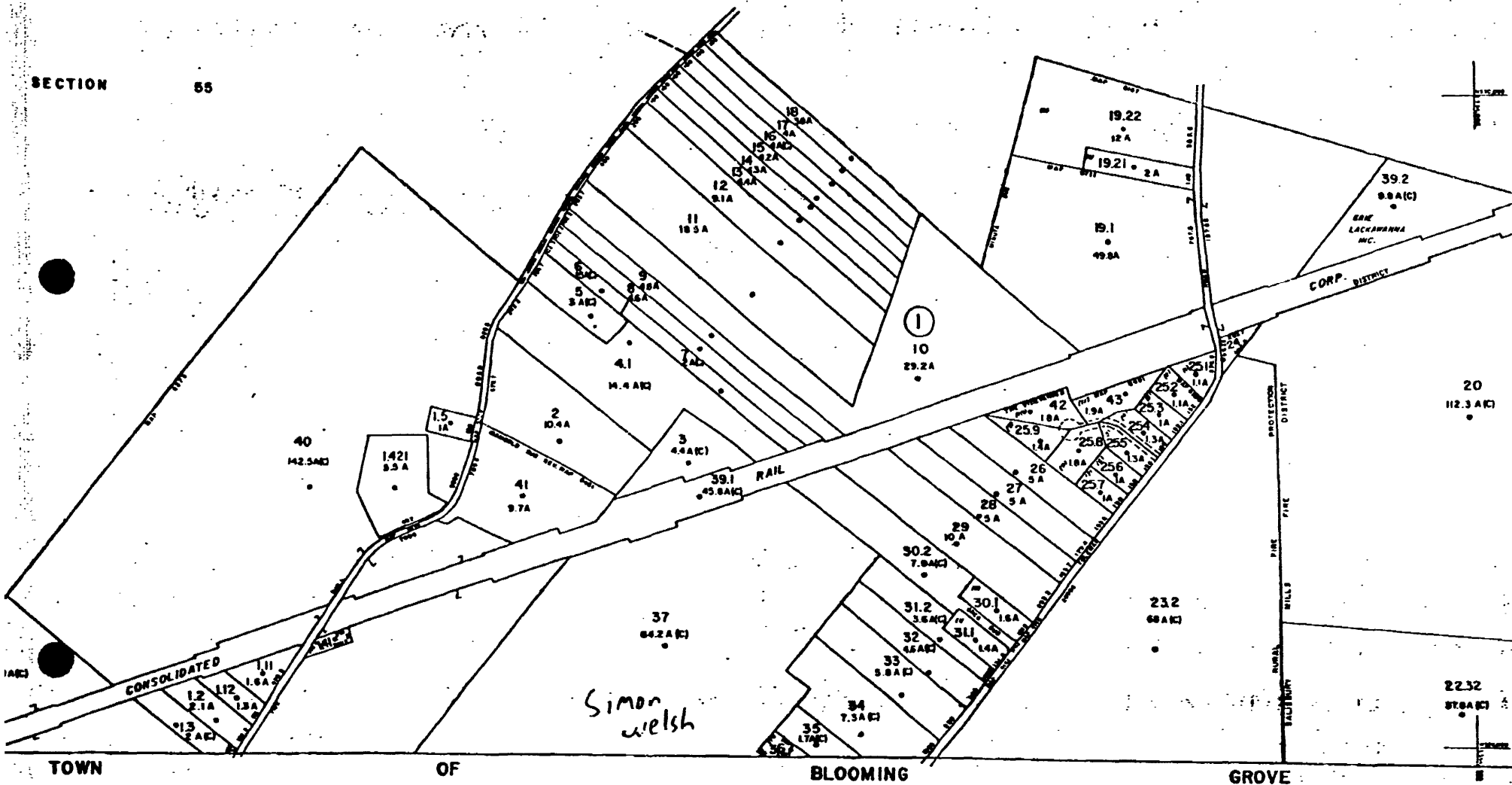
ALL OF THE FOREGOING premises are the same as described in and conveyed by a deed dated February 25, 1981, from First Federal Savings and Loan Association of Middletown to Michael Karfunkel and recorded in the Orange County Clerk's Office on March 2, 1981, in Liber 2188 of Deeds at page 130.

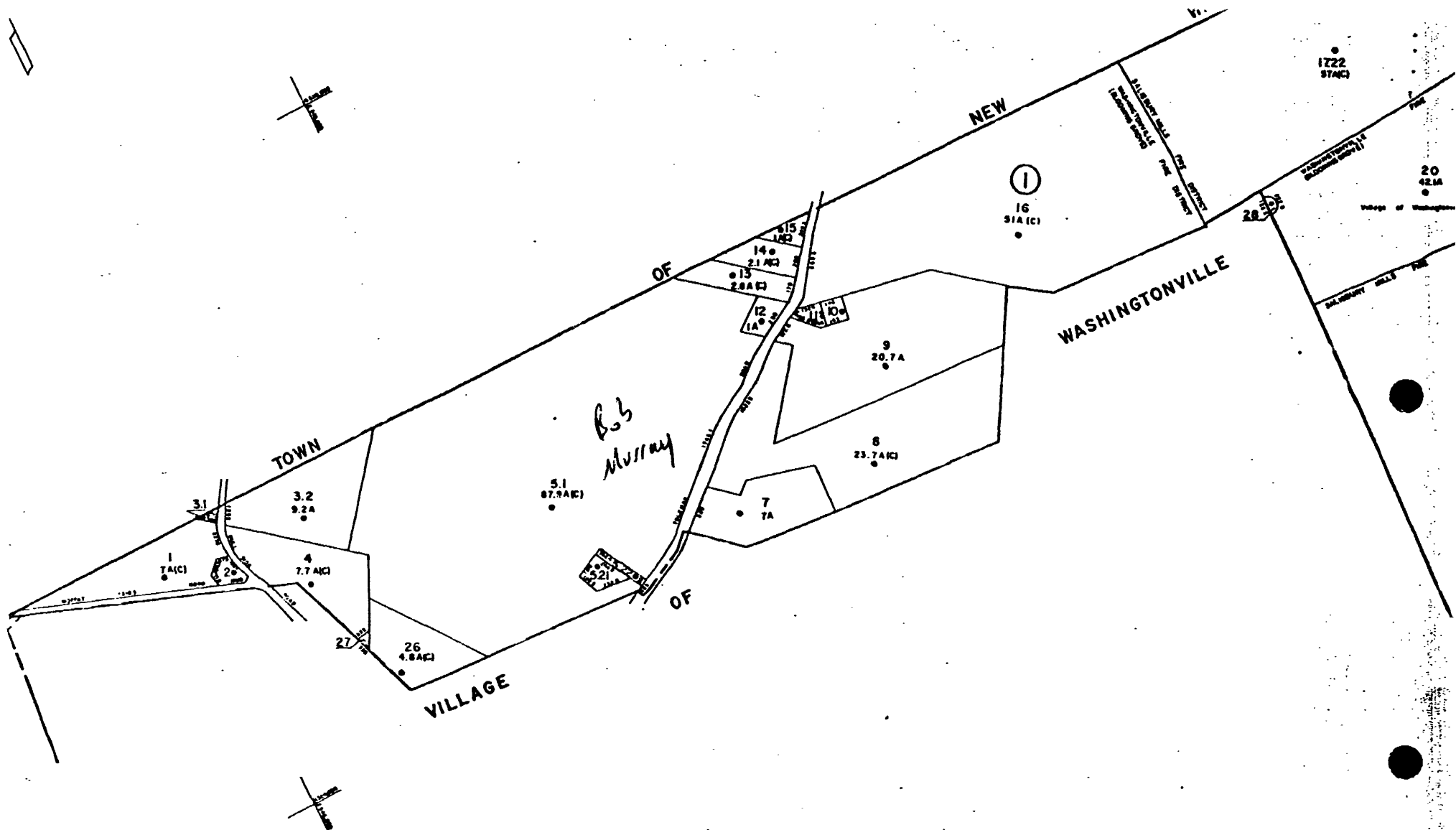
SECTION

55

SECTION

52







**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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MEMORANDUM

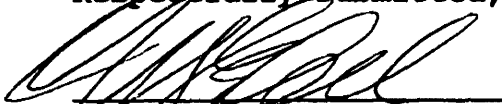
December 15, 1989

TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, PLANNING BOARD ENGINEER
SUBJECT: SCOGNOMIGLIO SUBDIVISION (88-9)
TOWN OF NEW WINDSOR PLANNING BOARD

In response to your inquiry of 13 December 1989, I have reviewed my records from the 22 November 1989 Planning Board meeting and it is my understanding that the subject minor subdivision was granted final approval, without conditions. On the plans to be stamped, please make sure that each plan and the mylars bear the original seal and signature of the necessary professional; surveyor for sheet 1, engineer for sheet 2.

Also, I have advised the applicant's engineer on numerous occasions that the reference on sheet 1 to the R-4 zone is incorrect. Before the plans are stamped, they should fix the plans as has been requested many times.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJE:kb

.scognam

SCOGNAMIGLIO SUBDIVISION:

Mr. Paul Cuomo came before the Board presenting his proposal.

BY MR. CUOMO: We got a lot of cooperation from the Planning Engineer on this. But I still have some things outstanding as you can see in the minutes, but there are two things, I mean in the comments. Two houses, four bedrooms, that was the main thing we did. We were able to change the design to accomodate four bedrooms but we had to shift the field and we had to put a perc, another perc which we performed another perc test and it came out to be about the same as the other one, so what we are missing as Mark pointed out in the comments, we made this R3 but we didn't do that R3 and we have to get a wet stamp on this survey, so basically what it amounts to is just two and I put the perc test on.

BY MR. EDSALL: Just for the Board's information, comment number three involves the fact that following the last meeting so that the house could be built as four bedroom residence, Mr. Cuomo rotated the sanitary system around and enlarged it. He had done another perc test but it just wasn't reflected on the plan. That has all been taken care of and the current plan does show that. This comment then is really null by the fact that it has been added. The other ones are just a matter of making sure the plans are in order to be stamped. I have no problem if you want to proceed with an approval and we will check the plans when they come in for stamping.

BY MR. SCHIEFER: Any other comments?

BY MR. PAGANO: I noted there is going to be two proposed wells. Is there any test that we do for making sure there is going to be water on the lot? This is a gamble.

BY MR. SCHIEFER: That is the applicant's gamble.

BY MR. BABCOCK: If he doesn't have water, he can't get a C.O.

BY MR. SOUKUP: He has to show five gallons a minute.

BY MR. SCHIEFER: There is nothing preliminary about that.

BY MR. SOUKUP: Sometimes you drill a second one, it happens.

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BY MR. PAGANO: I know, it's happened to me several times. This is the way I would have preferred the first applicant's lot to be set up, the property is identifiable and the road is identifiable.

BY MR. SOUKUP: It is still a private road.

BY MR. PAGANO: This is much more preferable. Lots 2 and 3 do not have road frontage.

BY MR. SOUKUP: They have access and frontage on the private road.

BY MR. LANDER: Anything from the highway superintendent on this, Mr. Chairman? See if he had any concerns with it.

BY MR. SCHIEFER: Sanitary okay, fire department. Mark, do we have fire department approval on this? I have a rejection on the 6th of March. That is so old.

BY MR. EDSALL: You got approvals on the September 1st and October 25th.

BY MR. SCHIEFER: What is the October 25th?

BY MR. EDSALL: Fire department approval. They approved it twice evidently because it was sent out again with the revisions.

BY MR. CUOMO: We have a lot of revisions on this.

BY MR. EDSALL: They had no problem at the work session either.

BY MR. SCHIEFER: Yes, fire department approved October 25th, '89.

BY MR. PAGANO: I have a question. The Kirsten (phonetic) property, do you know where their septic fields are?

BY MR. SOUKUP: On the second sheet they show up in front underneath your right hand.

BY MR. CUOMO: 200 feet away.

BY MR. PAGANO: There is nothing up here at all?

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BY MR. CUOMO: Back here is woods.

BY MR. SCHIEFER: Any other questions before I entertain a motion? If there are no further comments concerning this --

BY MR. PAGANO: I'd like to ask Mr. Edsall on number four, your comments, I am aware of no reason why the plan could not receive final approval from an engineering standpoint. Would you like to elaborate?

BY MR. EDSALL: If there is any preference on private road arrangements that would be a planning decision. Engineeringwise, it is fine.

BY MR. VANLEEUEWEN: This is a flag lot situation too.

BY MR. SCHIEFER: No, it is not.

BY MR. VANLEEUEWEN: I make a motion we approve this plan.

BY MR. PAGANO: I will second that.

BY MR. SCHIEFER: Motion has been made and seconded we approve Mr. Scognamiglio's subdivision.

ROLL CALL:

Pagano:	Aye.
Soukup:	Aye.
Lander:	Aye.
Schiefer:	Aye.
VanLeeuwen	Aye.

~~SCOGNAMIGLIO SUBDIVISION~~ Mr. Paul Cuomo came before the Board presenting the proposal.

BY MR. CUOMO: This subdivision has been before you before. We did some -- we went to the workshops and we decided it was before we did the road on the other side and we condensed to two lots, total of three lot subdivision, and we took the road there on the other side for which allows us to get more room for our septic and so forth. The septic are drawn on another map. The engineering design drawn on a second map and the first map has the outlines that you would have filed in Goshen for subdivision.

BY MR. VANLEEUEWEN: I make a motion that we take lead agency.

BY MR. PAGANO: I will second that lead agency in reference to the Scognamiglio subdivision.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.
Soukup: Aye.
Lander: Aye.
Schiefer: Aye.

BY MR. MCCARVILLE: I make a motion that we declare a negative declaration.

BY MR. VANLEEUEWEN: I will second that.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.
Soukup: Aye.

Lander: Aye.
Schiefer: Aye.

BY MR. SOUKUP: The only thing I was looking at the location map shows the Blooming Grove town line within 500 feet of the subdivision. Does that mean the County Planning has to get it?

BY MR. EDSALL: The County Planning sent back the comments on the 15th of June 1988 for local determination. They also sent back again on the 29th of August this year, so evidently it was sent twice.

BY MR. CUOMO: I sent it, there was different configurations.

BY MR. SOUKUP: I have a copy with the fire department approvals on it, by the way.

BY MR. PAGANO: Do you have a homeowner's agreement for the maintenance of the road?

BY MR. CUOMO: Yes.

BY MR. VANLEEUEWEN: All three lots involved in that?

BY MR. CUOMO: Yes.

BY MR. EDSALL: There is a standard town note on sheet two with regard to that agreement.

BY MR. VANLEEUEWEN: Private road, is it?

BY MR. SCOGNAMIGLIO: Yes.

BY MR. VANLEEUEWEN: Called Jennifer Lane?

BY MR. SCOGNAMIGLIO: Yes.

BY MR. PAGANO: Can I make a suggestion?

BY MR. VANLEEUEWEN: Make a motion to waive the public hearing.

BY MR. PAGANO: That the applicant made a search into the -- so that there is no other Jennifer Lane in New Windsor so there is no complications as to Jennifer Lane, just people will tend to use Jennifer Lane as a mailing address and if there is another Jennifer Lane in New Windsor, I'd like you to consider changing it on that basis since it is not a dedicated

name anyway.

BY MR. VANLEEUEWEN: Do you want to have a public hearing? I made a motion to waive the public hearing.

BY MR. MCCARVILLE: I will second that motion.

BY MR. SCHIEFER: Motion has been made and seconded to waive the public hearing.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.
Soukup: Aye.
Lander: Aye.
Schiefer: Aye.

BY MR. MCCARVILLE: I make a motion that we approve the subdivision.

BY MR. SCHIEFER: Motion has been made and seconded that we approve the Scognamiglio subdivision.

BY MR. VANLEEUEWEN: I will second it.

BY MR. LANDER: We do have Orange County?

BY MR. SCHIEFER: We got two responses, I believe.

BY MR. LANDER: Fire department?

BY MR. SCHIEFER: Fire department. I'm assuming these are in place, all the approvals, right?

BY MR. EDSALL: Yes, they are. In your motion, if you could just, there are two notes that I wanted to add to the plan when they submit for final stamping, one additional comment, it would have to have the original signature of the surveyor on it when you bring in the ones that have to be filed.

BY MR. SOUKUP: You are going to need the soil filing map for the county clerk certifying to the actual --

BY MR. EDSALL: That is on the second sheet.

BY MR. SOUKUP: Okay, that has to be signed and sealed.

BY MR. SCHIEFER: Need the surveyor's stamp.

BY MR. EDSALL: You can make it subject to my comments.

BY MR. MCCARVILLE: I so make it subject to Mark's comments.

BY MR. SCHIEFER: Is that the only comment, Mark, surveyor's stamp?

BY MR. EDSALL: My comments list two other minor things that Paul has to add to the plans.

BY MR. PAGANO: Paul, do you have a copy of the comments?

BY MR. CUOMO: Yes, I have a copy. The R3, we have to change it to R3.

BY MR. EDSALL: Right and you just have to comment 3 notes that you have to verify just on the plan that in fact there is proper spacing between the wells and sanitary systems for the adjoining properties which you did indicate verbally to me at one of the work sessions, but I wanted it on the plan. We should just for the record note my comment number 2 that based on the size of the sanitary systems shown on the plan, the sizes of the houses with respect to bedroom number is going to be restricted based on that perc rate and the sanitary system so the applicant should be aware of that.

BY MR. SCOGNAMIGLIO: Suppose the systems were upgraded?

BY MR. EDSALL: For the systems to be enlarged, you'd have to have it on the subdivision plan as a rule of the Orange County Local Law number 1, the sanitary systems have to be shown.

BY MR. SOUKUP: Bedroom count should be shown on the buildings as well.

BY MR. EDSALL: Yes.

BY MR. CUOMO: We designed them.

BY MR. SCHIEFER: Do you have any problem with that?

BY MR. CUOMO: No.

BY MR. SCHIEFER: Your client asked a question.

BY MR. VANLEEUEWEN: We can make it subject to.

BY MR. MCCARVILLE: If you want to revise it, you have to go back to Orange County.

BY MR. CUOMO: Your systems are designed for a two or three bedroom.

BY MR. SOUKUP: This is not going through Orange County.

BY MR. MCCARVILLE: You are right.

BY MR. CUOMO: You can just put the bedrooms on the houses.

BY MR. SCHIEFER: Unless you want a larger, more bedrooms, that is what we are saying, put it on, but if you want larger then you have to come back to us.

BY MR. RONES: Actually, the procedure is that if they want to enlarge the septic system, they need to obtain a variance, not from us but from the Orange County Health Department.

BY MR. VANLEEUEWEN: If he doesn't do it now, he is going to have to go to Orange County Health Department, so do it.

BY MR. SOUKUP: If he does it after it is filed.

BY MR. CUOMO: Well, Mark already did it.

BY MR. SCHIEFER: If what Mark is saying is acceptable, we will go ahead, otherwise you may want to make the change before we approve it, because once we approve it you are locked in and you have to go to Orange County is what Mark says is acceptable.

BY MR. RONES: You are not going to be able to get a building permit for a larger house than your septic provides.

BY MR. CUOMO: He says lot two has only a two bedroom.

BY MR. SOUKUP: Because of the perc and the lineal feet of line you put in, when you work backwards with the perc rate and lineal feet of line, it comes out to two bedrooms.

BY MR. CUOMO: The best we could put in was a two bedroom.

BY MR. RONES: Would you gentlemen like to go back to the drawing board and come back to us?

BY MR. SCHIEFER: That is what I am trying to avoid. Once you approve it, you are going to be locked in and you need a lot more approvals.

BY MR. MCCARVILLE: I will withdraw my motion.

BY MR. SCHIEFER: We are going to withdraw the motion for the time being.

BY MR. SOUKUP: Can I ask Mark a question? When we have a two or three lot subdivision that is not going to the Orange County Health Department, do we require any kind of detail sheet to be with the plans, sanitary septic system?

BY MR. EDSALL: I really couldn't get a clear answer in one phone call from the Health Department what absolutely was necessary. They indicated they have a design. I have heard two different opinions. One was that you need the entire design to include the details on the plan. Another one was purely that the location, size and actual dimensions and so on of the system be shown and then note that you would require a design to be submitted for sanitary permit that would comply with the standards in effect at the time of the construction in case they change a detail in the state regulations.

BY MR. SOUKUP: As a rule, these lots are sold to third parties who have only the documents, these two sheets in front of them, they don't have any information on the construction details of the septic tank.

BY MR. EDSALL: According to town law, they'd need to come in and get a permit that would show the details when they are ready to build and it would have to comply with the requirements.

BY MR. SOUKUP: Building inspector does it at the time of the building permit as far as the --

BY MR. EDSALL: If you want to have the details on the sheet or on the sheet submitted for the permit, I really have no preference.

BY MR. CUOMO: The fields are both the same size. Was there a shortfall in lot number two?

BY MR. EDSALL: When you have a different perc rate it affects the number of bedrooms.

NOV - 8 1969

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BY MR. CUOMO: This is oversized and this is perfect. We did have to -- I oversized this perc for this perc.

BY MR. EDSALL: Based on the lineal footage of the field and the perc rate, that is what I have based my comments on as far as number of allowable rooms.

BY MR. SCHIEFER: This is one of the few times the applicant has not wanted his plans approved.

BY MR. RONES: Clarify the situation and work it out between yourselves and Mark and then you can come back.

BY MR. CUOMO: Can we get on the list to get on the agenda? I can do this in about ten minutes.

BY MR. SCHIEFER: I have no objection but Mark and Mike make up the agenda with our approval. If you've convinced Mark that you know what you want and there will be no changes, I see no problem.

BY MR. EDSALL: Bring that into the work session scheduled for next Tuesday, that we can double check.

BY MR. SCHIEFER: If you resolve them the answer is yes, okay.

BY MR. CUOMO: Thank you.

PRIVATE ROAD MAINTENANCE AGREEMENT

This Agreement made the _____ day of April 1989, is intended to refer to a subdivision entitled "Subdivision Plan of Lands of Joseph and Jean Scognamiglio," Town of New Windsor, Orange County, New York, dated _____, 1989, filed in the Orange County Clerk's Office on _____, as Map No. _____.

W I T N E S S E T H :

WHEREAS, there exists a certain private road known as "Proposed 50' Right of Way", off of Toleman Road, in the Town of New Windsor, County of Orange, State of New York, serving lots known as 1, 2 and 3, as shown on Map No. _____, "Subdivision Plan of Lands of Joseph and Jean Scognamiglio", as filed in the Orange County Clerk's Office on _____ and;

WHEREAS, the said road extends from Toleman Road through lot numbers 1, 2, and 3 in the subdivision plan; and

WHEREAS, all lot owners will gain access to their respective driveways on their respective lots by use of the private road leading from Toleman Road; and

WHEREAS, it is in the best interest of all parties, present and future, that will own the aforesaid lots to have an Agreement that sets forth the intent to maintain the private road in a passable condition and sets forth the apportionment of expenses for repair of said road; and

WHEREAS, it is the intention of the undersigned to file this Agreement and to make the provisions of this Agreement binding upon the lot owners set forth above or any other lot owners that will eventually use the private road.

It is hereby declared as follows:

1. All owners of the aforesaid lots, will refer to this Agreement in the Deeds conveying title to all lots on the plat and will cause future owners of these lots to assume the obligations under this Agreement.

2. The owners of the respective lots shall meet at least annually to determine what maintenance shall be done on the road for the coming year. The owners shall also agree on a method of determining when contractors shall be requested to perform maintenance on the right-of-way, remove snow and sand when snow or ice conditions prevail.

3. All decisions for improvement of the right-of-way shall be made with a majority of the lot owners present, and each lot owner shall have an equal vote regardless of the length of road between Toleman Road and his respective driveway.

4. At the first meeting of the lot owners, the initial order of business shall be to elect, by majority vote of those lot owners present, a "Manager", who shall chair the first such meeting. Thereafter, the lot owners shall elect an individual to act as the Manager of the road.

5. Each lot owner shall be responsible for maintenance, regardless of whether or not a building permit has issued for the construction of a residence on his/her particular lot.

6. All maintenance expenses of said roadway shall be borne by the lot owners equally.

7. The Manager of the road shall receive notification of any sums that may be due and owing from the owners of the participating lots for the maintenance of the road. Upon receipt of an invoice for an expense for the road, the Manager shall immediately notify the respective owners of the total amount of the invoice and their proportionate share of the expense. Within five days of the receipt of this notification, the respective lot owner shall forthwith deliver a check made payable to the contractor to the Manager, who in turn shall contribute his share of the expense and forward all checks to the contractor in full satisfaction of this obligation.

8. In the event one of the lot owners fails to forward his proportionate share of the expenses within five days as set forth above, the Manager shall be authorized to forward the portion of the invoice that has been paid to the Contractor with a statement setting forth the proportionate share that remains unpaid and the lot owner that has not paid his share. The lot owner who has not

paid his proportionate share shall subject his real property to the lien of the Contractor as if he had executed the Contract for the performance of the work. For the purpose of this declaration, each lot owner that is affected by this Agreement hereby gives his authorization and by accepting a Deed to the respective lot, does hereby accept the condition that a majority vote for the performance of work and the acts of the Manager in carrying out the directive of the lot owners shall be done by the Manager as an Agent of the lot owner and the lot owner consents to his actions and agrees to be bound by them.

9. Unless otherwise agreed among the lot owners, it is hereby declared that in the event that accumulation of snow exceeds four inches in depth, as the average depth, the Manager is authorized to engage in a Contractor to remove the snow from the right-of-way without further authorization from the lot owners.

10. All lot owners agree that the road shall always be maintained so as to be passable by ordinary passenger vehicles and this shall include any "potholes" that exceed four inches in depth and grading the road when the difference in elevation of all portions of the traveled area exceeds six inches.


Joseph Scognamiglio


Jean Scognamiglio

STATE OF NEW YORK)

SS :

COUNTY OF ORANGE)

On the 2nd day of June, 1989, before me personally came JOSEPH SCOGNAMIGLIO and JEAN SCOGNAMIGLIO to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Notary Public

CATHERINE R. VILA
Notary Public, State of New York
No. 4820734

Qualified in Orange County

Commission Expires 2/16, 1990

Revised Plan: 88 - 9

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ ✓ _____ as submitted by
_____ for the building or subdivision of
LANDS OF JOSEPH & JEAN SCOGNAMIGLIO has been
reviewed by me and is approved _____ ✓ _____,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

John P. Egan

SANITARY SUPERINTENDENT

11-30-89

DATE

CC: M.F.

Revised Plan: 88 - 9

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision 163 Scognamiglio as submitted by
P. Cuomo for the building or subdivision of _____
_____ has been
reviewed by me and is approved ✓ As long as there will be no tower
disapproved _____.

If disapproved, please list reason _____

J. J. Ayres Jr.
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

December 7, 1989
DATE

CC: M.E.

IOC.PB
SCOGNAMIGLIO

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 22 November 1989
SUBJECT: Scognamiglio Subdivision

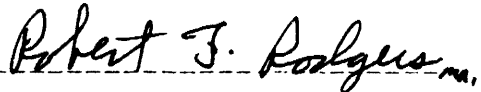
PLANNING BOARD REFERENCE NUMBER: PB-88-9
DATED: 15 November 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-104

A review of the above referenced subdivision plan was conducted on 21 November 1989.

This subdivision plan is found acceptable.

PLANS DATED: 17 July 1989 and 5 June 1989, Revision 1.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

CC: M.E.

Revised Plan: 88 - 9

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~ SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of

Joseph Scognamiglio has been

reviewed by me and is approved ✓

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

There is no town water in this area

HIGHWAY SUPERINTENDENT

Stan B. B. B.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

PAUL V. CUOMO, P.E.

Consulting Civil Engineer
Stewart International Airport
2005 D Street, Bldg. #704
New Windsor, N.Y. 12550
Tel. (914) 567-0063

November 22, 1989

Mcgoey, Hauser & Edsall P.C.
45 Quassaick Av.
New Windsor N.Y. 12550
Attn: Mr. Edsall

subj: Scognamiglio Subdivision Toleman road Town of New Windsor sect 56 blk 1 lot 33

Dear Mr. Edsall

As per your request an additional Percolation test was conducted on lot number 2 of the subject property on 22 Nov 1989. The percolation test was taken in approximately the center of the proposed leach field and is labeled on the plans as Ph 4.

PH4

R1	11:07	-	11:19	12MIN/IN
R2	11:20	-	11:41	21MIN/IN
R3	11:42	-	12:04	22MIN/IN
R4	12:05	-	12:31	26MIN/IN
R5	12:32	-	12:59	27MIN/IN

V/R 
Paul V. Cuomo P.E.

Consulting Civil Engineer

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REVIEW~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ _____ as submitted by
Paul Cuomo P.E. for the building or subdivision of
Joseph Scognamiglio has been
reviewed by me and is approved ✓ _____,
disapproved _____.

If disapproved, please list reason _____
must secure proper Sanitation Permits with
a copy of each system per Permit.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Raymond D. Masten Jr.
SANITARY SUPERINTENDENT
Inspector

November 20, 1989
DATE

CC:M.E.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 28 March 1989
SUBJECT: Joseph & Jean Scognamiglio Subdivision
PLANNING BOARD REFERENCE NUMBER: 88-009
FIRE PREVENTION REFERENCE NUMBER: FPS-89-027

A review of the above referenced subject site plan/ sub-
division was conducted on 28 March 1989.

This site plan is found ^{on} acceptable.

1. Driveways not shown for BEAR
Two Dwellings

PLAN DATED: 6 March 1989



Robert F. Rodgers; CCA
Fire Inspector

IOC.PB
SCOGNAMIGLIO

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 25 October 1989

SUBJECT: Joseph & Jean Scognamiglio Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-88-009

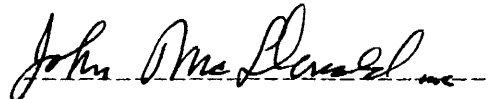
FIRE PREVENTION REFERENCE NUMBER: FPS-89-091

A review of the above referenced subject site plan/subdivision was conducted on 25 October 1989.

This site plan is found acceptable.

PLANS DATED: 6 March 1989

Revised: 17 October 1989, Revision 2



John McDonald
Fire Inspector

JM:mr
Att.

CC:M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ _____ as submitted by
_____ for the building or subdivision of
SCOGNAMIGLIO SUBDIVISION has been
reviewed by me and is approved ✓ _____,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

J. P. [Signature]
SANITARY SUPERINTENDENT

10-30-89
DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REVIEW~~
 D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
 FORM:

The maps and plans for the Site Approval _____

Subdivision X _____ as submitted by

Paul Cuomo _____ for the building or subdivision of
Joseph Sargamaglio _____ has been
 reviewed by me and is approved ✓
 disapproved _____.

If disapproved, please list reason _____

Approved Per Lots 2 and 3

 HIGHWAY SUPERINTENDENT

 WATER SUPERINTENDENT

Leman D. Masten Jr.
 SANITARY SUPERINTENDENT
 Inspector

Oct 25 89
 DATE

PLEASE NOTE SCOGNAWILL
IS NOT IN FLOOD

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

**TOWN OF
NEW WINDSOR,
NEW YORK
ORANGE COUNTY**

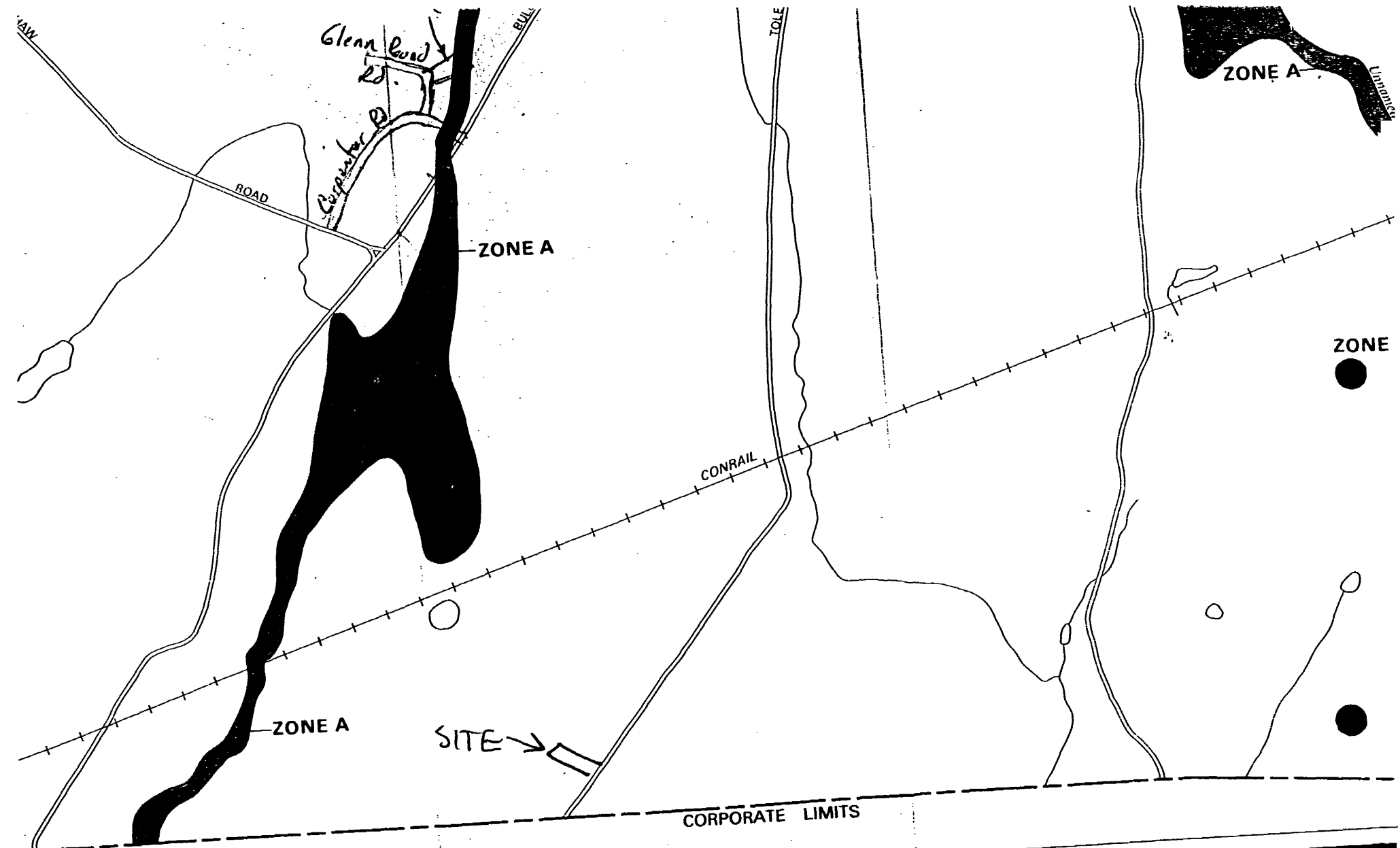
**COMMUNITY-PANEL NUMBER
360628 0005 B**

PAGE 5 OF 10

**EFFECTIVE
DECEMBER 15, 1978**



**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION**



SITE IS NOT IN A FLOOD ZONE

CERTIFICATE OF COMPLIANCE
for
FLOODPLAIN DEVELOPMENT

<p style="font-size: 1.2em; margin: 0;"><u>TOWN</u> of <u>NEW WINDSOR</u> <u>ORANGE</u> County, N.Y.</p> <p>(Applicant shall fill in all pertinent information in Section A including 1 or 2)</p>	
<p>SECTION A</p> <p>Premises location <u>TOLEMAN RD</u> <u>100' NORTH</u> <u>OF NEW WINDSOR</u> <u>BOUNDARY</u></p> <p>Applicant Name & Address <u>JOSEPH SCOGNAMIGLIO</u> <u>JEAN</u></p> <p>Telephone No. _____</p>	<p>Permit No. _____ Variance No. _____ Date _____</p> <p style="text-align: center;">CHECK ONE</p> <p>New Building _____ Existing Building _____ Other (List) _____</p> <p><u>SUBDIVISION</u></p>
<p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p style="text-align: right;">Signed _____ Date _____</p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p style="text-align: right;">Signed _____ Date _____</p>	

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____

Date _____

TOWN of NEW WINDSOR
ORANGE County, New York

Permit Application for Development
in
Flood Hazard Areas — ?

- A. General instructions page 4 (Applicant to read and sign)
B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____

1. Name and Address of Applicant

JOSEPH & JEAN SCOGNAMIGLIO
(First Name) (MI) (Last Name)

Street Address: 62 CAPITAL DRIVE

Post Office: WASHINGTONVILLE State: NY Zip Code: 10992

Telephone: (914) 486-2206 EXT 232

2. Name and Address of Owner (If Different)

(First Name)

(MI)

(Last Name)

Street Address:

Post Office:

State:

Zip Code:

Telephone: (

3. Engineer, Architect, Land Surveyor (If Applicable)

PAUL

V.

Cov

陸

(First Name)

(MI)

(Last Name)

Street Address:

Post Office:

State:

Zip Code:

Telephone:

PROJECT LOCATION

Street Address: _____

Tax Map No. _____

Name of, distance and direction from nearest intersection or other landmark

Name of Waterway: _____

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

Structure Type

____ New Construction
____ Addition
____ Alteration
____ Relocation
____ Demolition
____ Replacement

____ Residential (1-4 family)
____ Residential (More than 4 family)
____ Commercial
____ Industrial
____ Mobile Home (single lot)
____ Mobile Home (Park)
____ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

____ Fill ____ Excavation ____ Mining ____ Drilling ____ Grading
____ Watercourse alteration ____ Water System ____ Sewer System
____ Subdivision (New) ____ Subdivision (Expansion)
____ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

9/19/89

Date

John Szegnamylo
Signature of Applicant
P.O.A.

_____ of _____

_____ County, New York

**Development in Flood Hazard Areas
Instructions**

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature

J. P. Seoznamyl
J.P.O.A.

Date

9/19/89



Louis Holmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TOWN OF NEW WINDSOR PLANNING BO. D P & D Reference No. NWT 31-89N
County I.D. No. 56 1 1 1 33

Applicant JOSEPH AND JEAN SOGEMAN 16210

Proposed Action: MINOR SUBDIVISION

State, County, Inter-Municipal Basis for 239 Review WITHIN 500' OF TOWN OF BLOOMING

GROVE
Comments: _____

THERE ARE NO APPARENT INTER-MUNICIPAL PLANNING
CONSIDERATIONS AND/OR ISSUES TO BE BROUGHT TO
YOUR ATTENTION

IF AN EXTENSION OF THE STREET IS CONTEMPLATED
IN THE FUTURE PROVISION SHOULD BE MADE TO
INSURE THAT THE SEWER/WATER SYSTEMS FOR
LOT #3 ARE LOCATED OUTSIDE THE 50' R.O.W.

Related Reviews and Permits _____

County Action: Local Determination ☒ Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

AUGUST 29, 1989
Date

Peter Garrison
Commissioner

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REVIEW~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

Paul Cuomo for the building or subdivision of

Joseph Scognamiglio has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

Request include map for each permit issued. (just a copy)

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynan B. Masten Jr

SANITARY SUPERINTENDENT

August 29, 89

DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 9/1/89

SUBJECT: Joseph Scognamiglio

PLANNING BOARD REFERENCE NUMBER: PB-89-9

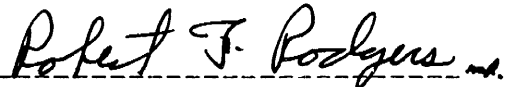
DATED: 24 August 89

FIRE PREVENTION REFERENCE NUMBER: FPS-89-074

A review of the above referenced subject minor subdivision was conducted on 1 September 1989.

This subdivision is found acceptable.

PLANS DATED: 17 July 1989 and 5 June 1989; Revision 1.



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

IOC.PB
SCOGNAMIGLIO

CL: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 88-9
WORK SESSION DATE: 1 Aug 89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes
PROJECT NAME: Scogamiglio
COMPLETE APPLICATION ON FILE NEW OLD X
REPRESENTATIVE PRESENT: PVC
TOWN REPS PRESENT: BLDG INSP. vac
FIRE INSP. X
P/B ENGR. X
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

* cul de sac & lot 3 drive
* app'l box
* Flood forms
- two sheet set

Possible
Aug 23 Mtg



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88-9
WORK SESSION DATE: 6-20-89 APPLICANT RESUE.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: yes
PROJECT NAME: Scognamiglio
COMPLETE APPLICATION ON FILE NEW X OLD
REPRESENTATIVE PRESENT: _____
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
F/B ENGR. X
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Same list as 6 June 89



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 88-9
WORK SESSION DATE: 6 June 89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: _____ REQUIRED: _____
PROJECT NAME: Scognamiglio
COMPLETE APPLICATION ON FILE _____ NEW _____ OLD X
REPRESENTATIVE PRESENT: _____
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
P/B ENGR. X
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- add p/e stationing; app rate
- fix lot 3 driveway
- flood forms
- wet areas
- xlashburn title block - & seal.
- approval box
- pers date & who
- fix bldable area line lot 3
- fix address. Ø



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 88-9
WORK SESSION DATE: 4-1-89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: _____ REQUIRED:
PROJECT NAME: Scognamiglio
COMPLETE APPLICATION ON FILE _____ NEW _____ OLD _____
REPRESENTATIVE PRESENT: _____
TOWN REPS PRESENT: BLDG INSP. ✓
FIRE INSP. ✓
P/B ENGR. ✓
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1) need 1/2 detail
 - 2) std notes
 - 3) flood a
 - 4) area "net"
 - 5) approval box
 - 6) spacing to adjacent wells
 - 7) move P/R so not > 800'
- ① 478 Union Ave
Std notes SDR
P/R must get

Need new plan

3MJES9

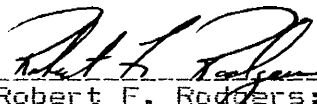
INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 28 March 1989
SUBJECT: Joseph & Jean Scognamiglio Subdivision
PLANNING BOARD REFERENCE NUMBER: 88-009
FIRE PREVENTION REFERENCE NUMBER: FPS-89-027

A review of the above referenced subject site plan/ sub-division was conducted on 28 March 1989.

This site plan is found acceptable.

PLAN DATED: 6 March 1989


Robert F. Rodgers; CCA
Fire Inspector

CC: M.E.

TOWN OF NEW WINDSOR
PLANNING BOARD MEETING

~~MARCH 8, 1989~~

MEMBERS PRESENT: CARL SCHIEFER, CHAIRMAN
DAN MC CARVILLE
JOHN PAGANO
LAWRENCE JONES
VINCE SOUKUP
RON LANDER
HENRY VAN LEEUWEN

ALSO PRESENT: MARK EDSALL, P.E., PLANNING BOARD ENGINEER
JOSEPH RONES, ESQ., PLANNING BOARD ATTORNEY
MICHAEL BABCOCK, BUILDING INSPECTOR

Mr. VanLeeuwen: I make a motion that we approve the February 8th, 1989 minutes.

Mr. Pagano: I'll second that motion

ROLL CALL:

Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Jones	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye
Mr. Lander	Aye
Mr. Van Leeuwen	Aye

SCOGNAMIGLIO, J. - MINOR SUBDIVISION 88-9

Paul Cuomo and Mr. Scognamiglio came before the Board representing this proposal.

Mr. Cuomo: We were here before on this project. Tonight we are coming in really for a sketch plan review. That is all. This is a two lot subdivision. This is originally 3 or 4 lot subdivision. We have three lots here, the last time we came in, I think what was the date, it was in August and the Planning Board instructed as to what they wanted. We had no turn around and we just had a straight road to the back and we had three lots in here and the Planning Board said we really don't approve of that, would you please try to come up with another configuration. That is why we are here tonight.

We have come up with a configuration of two lots with a cul-de-sac here.

Mr. Schiefer: Isn't that still three lots.

Mr. VanLeeuwen: It looks like three lots but it is not.

Mr. Cuomo: This was always there, that line, we had three lots before in here. I wish I brought the old map but I didn't. One, two and three and we had a straight line back here, no turn around no nothing. Just straight back and the Planning Board said we would like to see a turn around and we would like to see a little more.

Mr. Schiefer: You put a 110 foot cul-de-sac and expanded the size of lots and--

Mr. Cuomo: We cut it down to two lots. This is just before you come to Blooming Grove line. There is an existing house here and an existing driveway here.

Mr. Schiefer: Which is the existing drive to the existing house, this here.

Mr. Cuomo: Yes. So, we tried to make an improvement here from the last submission and tonight we are here, like I said, we are here, it may look like a finished product but really we are coming here for sketch plan conceptual approval.

Mr. VanLeeuwen: How many years ago was the subdivision created.

Mr. Cuomo: The subdivision, do you mean the two lot subdivision.

Mr. Soukup: What was the date on the filed deed for the parcel.

Mr. Ronces: That made that two lots. You don't have a major subdivision problem here.

Mr. Scognamiglio: December '86.

Mr. Schiefer: And, there has been no change.

Mr. Scognamiglio: That is correct.

Mr. Ronces: I don't understand the dotted lines you have around the cul-de-sac, looks like it is a separate lot or what is going on there.

Mr. Schiefer: He is just dimensioning, showing the cul-de-sac.

Mr. Cuomo: That really isn't necessary.

Mr. Ronces: When you submit the final one, take that out because it looks like--

Mr. Cuomo: This is more of a sketch site. We are just trying to figure out what we are going to do.

Mr. VanLeeuwen: This is not a site plan, this is a subdivision.

Mr. Cuomo: This is a subdivision, yes, it has to be changed.

Mr. VanLeeuwen: What are the perc tests here.

Mr. Cuomo: The perc tests were done on the first time we went around. The perc test data were taken in November.

Mr. Schiefer: Ten, eleven, twelve, no problem.

Mr. Soukup: No streams or wet spots.

Mr. Cuomo: No.

Mr. Ronces: What about the slope of the road.

Mr. Cuomo: Oh, that is relatively 2, 3%. We can show that.

Mr. Schiefer: I'd like to act on it tonight but there are a couple of things missing. Put in a few of the things that are being asked now.

Mr. Soukup: Can I ask that the sight distance for the visibility for the sight distance be indicated on the map. There are some bends and curves but I am not sure where they are.

Mr. Cuomo: You can see it is pretty straight here. We will run--

Mr. Schiefer: You have already got a driveway in that spot so what you are doing is adding two more families.

Mr. VanLeeuwen: That garage is close to the road line. Matter of fact, it is almost on top of it.

Mr. Cuomo: Near the right-of-way, you mean.

Mr. VanLeeuwen: Yes, you have to have 15 feet minimum. Mark, distance of dwelling from the private road, is it similar to what it would be from a town road.

Mr. Edsall: Based on the proposed private road regulations right before the Town Board this moment, the setback requirements from the private road are the same as a town road.

Mr. Schiefer: That garage is in existence right.

Mr. Cuomo: Right.

Mr. Ronces: But the road isn't.

Mr. VanLeeuwen: You might have to go for a variance.

Mr. Babcock: Typically on a road, the garage is not supposed to project closer to the road than the principle building.

Mr. Ronces: Is it feasible to move that back, the garage.

Mr. Scognamiglio: The garage can't be moved.

Mr. Schiefer: If you don't want to change the plans and you have to go for a variance, maybe we should take action. You have an option, change the road, change the garage or go to the Zoning Board of Appeals.

Mr. Ronces: Would that work out if you took the road to go back here instead of over here.

Mr. Schiefer: Or would you rather go to the Zoning Board of Appeals and leave it just the way it is.

Mr. Scognamiglio: We can put the road on the other side.

Mr. Schiefer: You put it on the other side and bring it back to us. Any other concerns.

Mr. VanLeeuwen: I don't have any at the moment. Only thing I noticed the garage and he has got to change the site plan development which it is not.

Mr. Cuomo: We will check the sight distance.

Mr. Schiefer: As long as you are checking, put the topo on there.

Mr. Cuomo: Yes.

Mr. Lander: And, well and septic.

Mr. Cuomo: Basically, the conception of two lots is favorable with the Board. It is just that we have to do these things.

Mr. Schiefer: Move the road to the other side, put the septic and well and that kind of stuff.

Mr. Pagano: Can you also have a proposed maintenance contract.

Mr. Ronces: Road maintenance agreement.

Mr. Soukup: There has to be a notation on the map and each of the deeds of the three lots that each lot is responsible for their share of the maintenance cost of the road the way it is.

Mr. VanLeeuwen: If I owned this house here and I was going to put the road in here, I'd put the road in on this end of the property. Then, I'd create a driveway for that house off that private road.

Mr. Soukup: Show the well and septic for the front lot.

Mr. Edsall: We have in the check list, I believe, all these items that the Board is looking for. Secondly, with regard to the notes,

the town has standard notes for all these items and if Mr. Cuomo wants them we can provide those.

Mr. Cuomo: I don't understand the maintenance contract. I don't see how I can get a maintenance contract before we subdivide.

Mr. Edsall: We can review that.

Mr. Ronés: Declarations that would be filed.

Mr. Cuomo: It was just really only a sketch plan, the bare minimum here to get a conceptual approval.

Mr. Schiefer: This is in no way criticism but the next time, could you have all that on because I'd like to take care of it. You have been in twice now and it is a fairly simple thing. You have complied with everything we have asked for, put those other things on and we will okay it and get it out of the way.

Mr. Jones: He didn't present it last time.

Mr. Schiefer: I know Paul didn't.

Mr. Ronés: Have a road maintenance agreement done up by whoever the attorney is who is representing you on this.

Mr. Cuomo: Okay, thank you.

Bloom & Bloom, P.C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM

530 BLOOMING GROVE TURNPIKE
(AT THE PROFESSIONAL CIRCLE)
P. O. BOX 4323
NEW WINDSOR, NEW YORK 12550
TELEPHONE (914) 561-6920

October 3, 1988

Chairman of the
Planning Board
Town of New Windsor,
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12550

RE: Subdivision Application of John and Jean Scognamiglio
Premises: Located off Toleman Road, New Windsor, New York
Our File No. R-8336

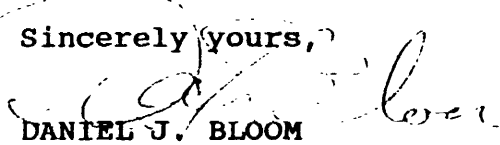
Dear Sir:

Mr. and Mrs. Joseph Scognamiglio have contacted my office for the purpose of assisting them with respect to the above referenced subdivision application. In this regard, I am advised by my clients that an application for a four lot minor subdivision was made to your Board sometime in July or August of 1988 and that the application was denied. Unfortunately, my clients are not clear as to the reasons for the denial nor the suggestions from your Board with respect to a possible additional submission.

May I request that you be kind enough to advise the undersigned as to precisely what action was taken by the Board with respect to the application and what the ultimate determination was.

Thank you in advance for your anticipated cooperation.

Sincerely yours,


DANIEL J. BLOOM
kp

cc: Mr. and Mrs. Joseph Scognamiglio
c/o Mr. John Scognamiglio
60 Capital Drive
Washingtonville, New York 10992

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: _____

PROJECT NO. : _____

TYPE OF PROJECT: Subdivision ☒ Site Plan _____
Lot Line Change _____ Other (Describe) _____

TOWN DEPARTMENT REVIEWS:

	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	_____	6-21-88	_____
Sewer	6-14-88	_____	_____
Water	6-14-88	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	6-15-88	_____	_____
DEC	_____	_____	_____
O/C PLANNING	6-15-88	_____	_____
O/C HEALTH	_____	6-17-88	_____
NYSDOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action _____
Determination _____
EAF Short _____ Long _____ Submitted _____ Accepted _____
Proxy: Filed _____ Representative _____

PUBLIC HEARING: Held (DATE) _____ Waived* _____
Other _____
(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

Sketch Plan Date	+ 30 days = Action Date
Preliminary P/H Date	45 days = Action Date
Preliminary App'l Date	6 months = Final Resub. Date
Final Plan Date	15 days = Final App'l Date

TIME SEQUENCING:
(SITE PLANS)

Presubmission Conf. Date	+ 5 months = Submittal Date
First Meeting Date	+ 90 days = Final App'l Date

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, N.Y. 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

June 15, 1988

RE: J & J Scognamiglio
Subdivision
Tolman Road

New Windsor
Town of ~~Newburgh~~
Planning Board
Town Hall
555 Union Avenue
New Windsor, NY 12550

Dear Sir:

We have reviewed this matter and please find our comments checked below:

- ___ A Highway Work Permit will be required
- ___ No objection
- ___ Need additional information ___ Traffic Study
___ Drainage Study
- ___ To be reviewed by Regional Office
- X Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: No State Right of Way affected

Very truly yours,

W. Elgee
William Elgee
C.E. I Permits
Orange County

WE:rl

88-9

J & J. Scognamiglio

6-13-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR,
WATER, SEWER, HIGHWAY REVIEW FORM:

O.C.H. O.C.P.
D. P. W.

The maps and plans for the Site Approval
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

REC'D. RA

JUN 14 1988

DOES NOT AFFECT N.Y.S.
RIGHT-OF-WAY

W. Elger
HIGHWAY SUPERINTENDENT
NYS DOT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



Louis Helmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR PLANNING BOARD D P & D Reference No. NCOT 35-88N
County I.D. No. 5611133

Applicant JOSEPH + JEAN SCOGNA 11640

Proposed Action: MINOR SUBDIVISION

State, County, Inter-Municipal Basis for 239 Review WITHIN 500 FT. BLOOMING

GROVE
Comments:

THERE ARE NO APPARENT INTERMUNICIPAL OR INTER
AGENCY PLANNING CONSIDERATIONS AND NO ISSUES
TO BE BROUGHT TO YOUR ATTENTION

Related Reviews and Permits 506 ES ORANGE COUNTY DEPT. OF HEALTH
REVIEW OF PROPOSED ON-SITE DISPOSAL SYSTEMS

County Action: Local Determination ☒ Disapproved ☐ Approved ☐

Approved subject to the following modifications and/or conditions:

JUNE 15, 1988
Date

Peter Garrison
Commissioner

INTER-OFFICE CORRESPONDENCE

TO: New Windsor Planning Board
FROM: Town Fire Inspector
DATE: 21 June 1988
SUBJECT: Joseph & Jean Scognamiglio subdivision

Planning Board Reference Number 88-9
Fire Prevention Reference Number 88-45

The subdivision of Joseph and Jean Scognamiglio as prepared by Paul V. Cuomo, PE, dated 27 November 1987, was reviewed on 20 June 1988 with the following being noted.

- 1) Because this is a none hydrant area of the town, it is imperative that the roadway be a minimum of 34 feet as required by town code. Should a fire occur at one of these homes, tankers will be needed to shuttle water in.


Robert F. Rodgers, CCA
Fire Inspector



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
COSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

June 17, 1988

RE: Joseph & Jean Scognamiglio
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Gentlemen:

We have looked at the plan and sanitary design for this proposed subdivision. The design does not seem to have been done in accordance with Appendix 75-A of the New York State Sanitary Code which governs subsurface disposal design for individual homes. Approving subdivisions without a workable design and with the expectation that this will be provided at construction time, can lead to problems in the future.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File

5-18-88

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: This is a minor subdivision for Scognamiglio. My contribution to the minor subdivision is the septic design for the three proposed lots. This is off Toleman Road. It is almost very close to the Town of Blooming Grove. It is only a few feet from Blooming Grove. What he is trying to do is proposing a right of way back into these lots.

Mr. Scheible: Is that a private road?

Mr. Cuomo: Yes.

Mr. Van Leeuwen: They have to be two acre lots.

Mr. Scheible: Two acre lots on a private road even though it is not written. This is what we submitted to the Town Board

**RETAKE
OF
PREVIOUS
DOCUMENT**



COUNTY OF ORANGE

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PLANNING BOARD

6-20-88

5-18-88

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Mr. Scheible: Is that a private road?

Mr. Cuomo: Yes.

Mr. Van Leeuwen: They have to be two acre lots.

Mr. Scheible: Two acre lots on a private road even though it is not written. This is what we submitted to the Town Board

for approval a long time ago and there hasn't been any action taken. It is the consensus the Planning Board that nothing less than two acres is going to be permitted on a private road.

Mr. Cuomo: If I didn't have a private road, I can go --

Mr. Babcock: Make it a town road and you can do it.

Mr. McCarville: You have to have a turnaround.

Mr. Scheible: Before you go to the private road, I suggest you go to the Fire Bureau because they are saying they will not approve anymore private roads.

Mr. Cuomo: Thank you.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SCOGNAMIGLIO SUBDIVISION
PROJECT LOCATION: TALLMAN ROAD
PROJECT NUMBER: 88-09
DATE: 18 MAY 1988

1. The Applicant has submitted a plan for review for the subdivision of a 5.5 +/- acre parcel into four (4) lots. The plan has been reviewed on a "Sketch Plan" basis.
2. It is assumed that it is the intent of the Applicant to provide, as part of this subdivision, a private road serving four (4) subdivision lots. This should be verified on the plan with appropriate identification and private road details.
3. The Board should request verification of the source of the topographical information shown on the plan (is same from USGS mapping or field surveying?).
4. The results of the perc tests referenced on the plan should be indicated on the plan. It should be confirmed that the testing was performed by the Professional Engineer who stamped the subdivision plan.
5. The plan should include Bulk Table information to indicate compliance with the minimum requirements of the code.
6. The Board may wish to schedule a field visit to review the existing conditions at this site.
7. Submittal of the plan to the Orange County Department of Planning will be required.

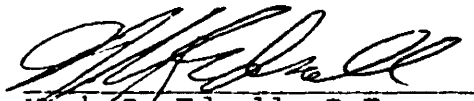
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SCOGNAMIGLIO SUBDIVISION
PROJECT LOCATION: TALLMAN ROAD
PROJECT NUMBER: 88-09
DATE: 18 MAY 1988

-2-

8. Upon receipt of a preliminary subdivision plan with clarifications indicated and additional information associated with the preliminary plan, further Engineering review will be made and comments provided as necessary.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE.emj

scaggs.sub.emj

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

Subdivision Map For

1. Name of Project Joseph & Leon Scognamiglio

2. Name of Applicant Same as above Phone 496-9478

Address 62 Capitol Drive Washingtonville, N.Y. 10992
(Street No. & Name) (Post Office) (State) (Zip)

3. Owner of Record Same as above Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (Zip)

4. Person Preparing Plan ^{Paul Cuomo} Ronald Washburn Phone 561-4171

Address 44-52 Route 9W, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (Zip)

① → 6. Location: On the Northwest side of Toleman Road.
approx. 1600 feet South
of Vineyard Lane
(Street) (Direction)

7. Acreage of Parcel 5.543 8. Zoning District R-1

9. Tax Map Designation: Section 56 Block 1 Lot 33

10. This application is for Subdivision approval

11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

① Property address - 85 Toleman Road

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

29th day of Jan 1988

Joseph Scognamiglio
(Owner's Signature)

(Applicant's Signature)

Notary Public

(Title)

JEAN M. MILLER
Notary Public, State of New York
No. 4689664
Qualified in Orange Co.
Commission Expires Dec. 31, 1989

REV. 3-87

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Subdivision Map for Joseph E Jean Scognamiglio

Location: Toleman Road, New Windsor, New York.

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: Ronald Washburn Date: Oct. 16, 1987

Preparer's Title: Land Surveyor

Agency: _____

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

I, Joseph Scognamiglio, deposes and says that he
resides at 62 Capital Drive Washingtonville
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of 85 Toleman Road

which is the premises described in the foregoing application and
that he has authorized John Scognamiglio
to make the foregoing application as described therein.

Date: 2/5/88

Joseph Scognamiglio
(Owner's Signature)

Man [Signature]
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. x Environmental Assessment Statement
- *2. Proxy Statement
3. Application Fees
4. x Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. x Name and address of Applicant.
- *2. x Name and address of Owner.
3. x Subdivision name and location.
4. x Tax Map Data (Section-Block-Lot).
5. x Location Map at a scale of 1" = 2,000 ft.
6. Zoning table showing what is required in the particular zone and what applicant is proposing.
7. x Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. x Date of plat preparation and/or date of any plat revisions.
9. x Scale the plat is drawn to and North Arrow.
10. x Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. x Surveyor's certification.
12. x Surveyor's seal and signature.

* If applicable.

13. x Name of adjoining owners.
- *14. NA Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. NA Flood land boundaries.
16. x A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. x Final metes and bounds.
18. x Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. x Include existing or proposed easements.
20. x Right-of-Way widths.
21. x Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. x Lot area (in square feet for each lot less than 2 acres).
23. x Number the lots including residual lot.
24. NA Show any existing waterways.
- *25. x A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. x Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

29. X Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. X Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. X Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Ronald A. Was Hbourn, P.L.S.
Licensed Professional

Date: Nov. 15, 1987